



20 Brigante Place  
Boroughbridge, YO51 9SB  
Guide price £400,000





NEW INSTRUCTION, IN BOROUGHBIDGE A MUST TO BE VIEWED  
STUNNING 4 BEDROOM DETACHED FAMILY HOME  
WINDOW BLINDS INCLUDED NHBC WARRANTY  
EXCEPTIONALLY WELL PRESENTED THROUGHOUT  
UP GRADED MODERN KITCHEN DINER SITTING ROOM UTILITY ROOM  
EN-SUITE TO MASTER BEDROOM STUNNING HOUSE BATHROOM  
LARGE REAR TURFED REAR GARDEN, SINGLE GARAGE WITH DRIVEWAY  
POPULAR LOCATION VIEWING HIGHLY RECOMMENDED  
TO ARRANGE A VIEWING CALL OUR OFFICE ON 01423 329010 EPC B



## Description

This modern, almost-new, detached family home is a must-see and consists of four spacious bedrooms. It is perfect for growing families and offers an ideal living space. You will be impressed by the well-presented accommodation throughout, which includes an entrance hallway, a large modern kitchen diner, a utility room, a downstairs WC, a living room, an en-suite bedroom, and a family bathroom.

You will benefit from a builder's warranty and an NHBC warranty, which adds extra peace of mind. The property features a large private enclosed rear garden, which is perfect for relaxing or entertaining guests. The integrated garage and ample off-street parking provide secure storage and parking spaces for multiple vehicles.

The property is located in a popular area close to numerous local amenities, including shops, supermarkets, schools, and transport links. The location is ideal for those who value convenience, as everything you need is just a short distance away.

Here are some of the reasons why you will love this family home:

- Freehold property, which means you own the land on which the property is built.
- South-facing garden, which provides plenty of natural light and warmth to the property.
- Nearly new home, which means you can enjoy modern features and finishes throughout.
- Warranty benefits, which add extra peace of mind and protection.
- Large kitchen diner, which is perfect for hosting dinner parties or enjoying family meals.
- Utility room, which provides additional storage and space for laundry equipment.
- Downstairs WC, which is convenient for guests and adds extra privacy to the living space.
- En-suite master bedroom, which provides extra comfort and convenience.
- School catchment (Boroughbridge High), which is ideal for families with school-age children.
- Transport links via M1 (M), which provides easy access to nearby cities and towns.

Harclay Park, where this property is located, is a vibrant new community that offers a semi-rural location. You will be surrounded by 17 acres of green space, with stunning countryside walks on your doorstep. You can enjoy a range of fantastic local amenities, including shops, cafes, and restaurants on the high street. The property is ideally located close to the A1 and Knaresborough train station, which means you will benefit from excellent transport links.

## Dimensions

Kitchen / Dining - 5501mm x 4000mm (18'0" x 13'1")

Lounge - 3385mm x 4943mm (11'1" x 16'2")

Utility - 1771mm x 1776mm (5'9" x 5'9")

WC - 903mm x 1776mm (2'11" x 5'9")

Bathroom - 2076mm x 1939mm (6'9" x 6'4")

Bedroom 1 - 3536mm x 3780mm (11'7" x 12'4")

Bedroom 2 - 3627mm x 3536mm (11'10" x 11'7")

Bedroom 3 - 3108mm x 3660mm (10'2" x 12'0")

Bedroom 4 - 2853mm x 3463mm (9'4" x 11'4")

Ensuite 1 - 2698mm x 1801mm (8'10" x 5'10")





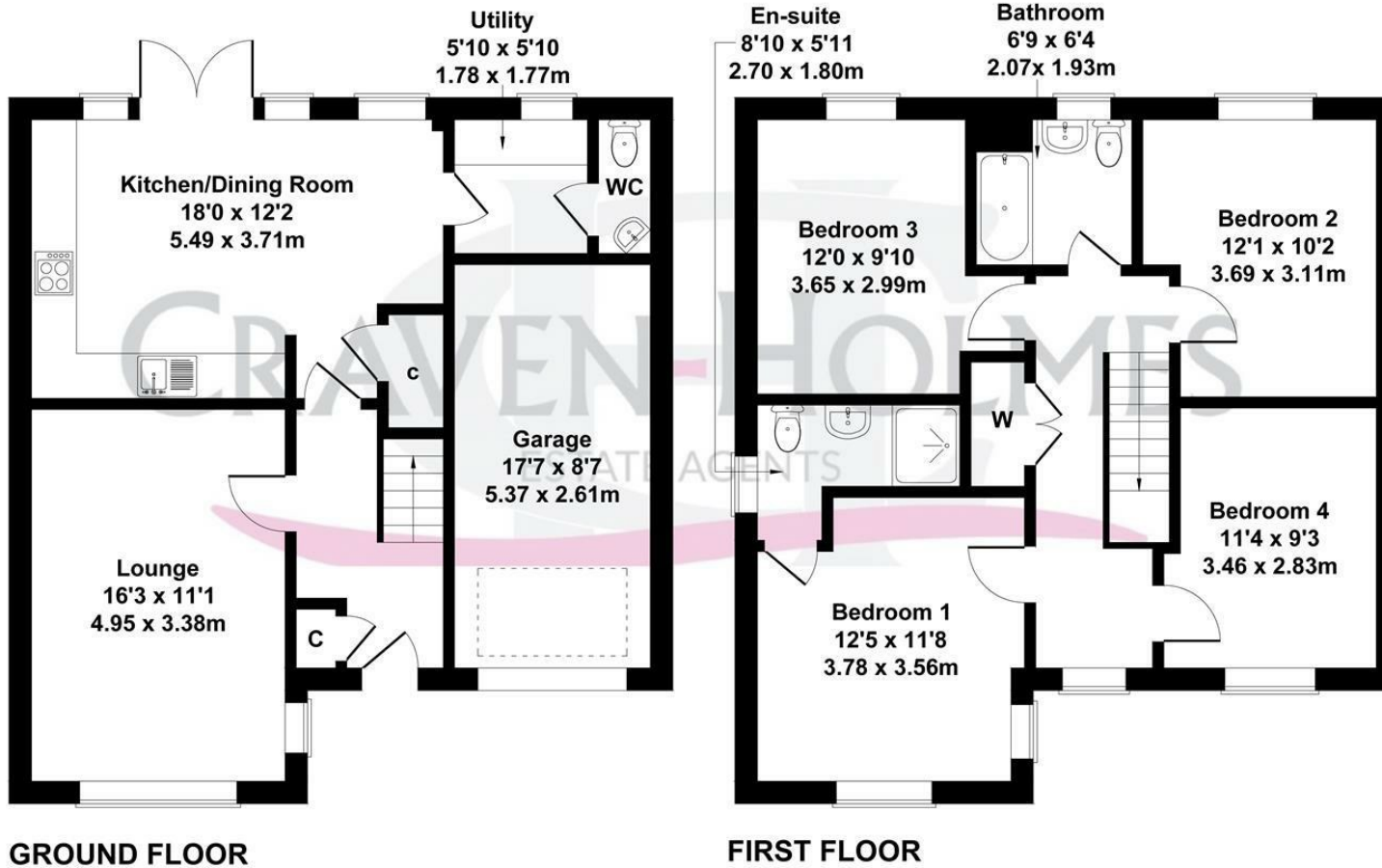




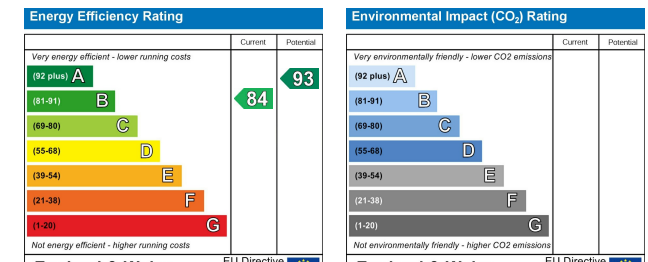


# Brigante Place, Boroughbridge

Approximate Gross Internal Area  
1410 sq ft - 131 sq m



Not to Scale. Produced by The Plan Portal 2024  
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